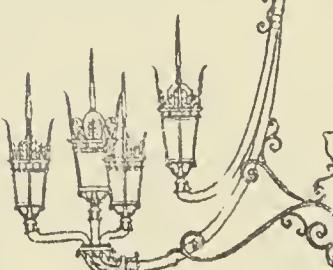


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PUBLIC ACCESS/OPEN SPACE PLAN

A Framework for Discussion

NAVY CHARLESTOWN YARD

*City of Boston, Raymond L. Flynn, Mayor
Boston Redevelopment Authority, Stephen Coyle, Director*

CHARLESTOWN NAVY YARD PUBLIC ACCESS/OPEN SPACE PLAN

A total of 34 acres of public access/open space will have been created within the 105-acre Navy Yard Master Plan area at the end of the buildout in the year 2000. Hence, public open space will constitute 33 percent of the total site area and over 50 percent of the total buildable site area.

Development of the Navy Yard will result in four types of public open spaces totalling 34 acres. Included will be:

- o 8.25 acres/3 miles of Harborwalk, a continuous landscaped and furnished public walkway along the water's edge, that will provide diverse opportunities for active water-related recreation as well as passive enjoyment of Boston Harbor;
- o 11.15 acres of public park land and recreational facilities provided by large parks anchoring each end of the Navy Yard - Shipyard Park and the "Yard's End Park";
- o 6.3 acres of landscaped and furnished plazas and courtyards for the public's enjoyment throughout the Navy Yard on twelve privately-developed project sites; and
- o 8.15 acres of major pedestrian ways on First Ave., Second Ave. Mall, Flirtation Walk, and Chelsea Street providing pleasant landscaped pedestrian environments on the primary connectors of the Navy Yard.

The proportion of each type of public open space to the total Navy Yard public open space at full buildout is as follows:

- o Harborwalk and Public Piers: 24.8% (8.4 acres)
- o Large Parks: 32.7% (11.15 acres)
- o Plazas and courtyards: 18.6% (6.3 acres)
- o Major Pedestrian Ways: 23.9% (8.15 acres)

Twenty-three acres (67.6%) of the total 34 acres of the Navy Yard public open space has already been created through developments from 1978 to 1989. Of the remaining 11 acres of public open space, 6.6 acres (19.4%) will be created during Phase I (1990-1995) and 4.3 acres (12.7%) will be created during Phase II (1996-2000) of the Master Plan buildout.

Sixty-two percent (21.03 acres) of the total 34 acres of Navy Yard public open space will have been created during 1984-2000, through the implementation of Mayor Flynn's Harborpark initiative.

Half of the 3 miles of the Navy Yard Harborwalk has already been built; 65 percent of the remaining portion will be built during Phase I (1990-1995) of the Master Plan buildout. Hence, the Navy Yard Harborwalk will be almost complete by 1995 with only 17 percent remaining to be built in the last phase of the buildout.

Development of several public parks will be complete by 1995 with the creation of the "Yard's End Park" (which includes the Aquarium Plaza and Marina (Tory) Landing during) the Phase I (1990-1995) of the buildout.

Development of piers 4, 6 and 8 into a total of 2.75 acres of public open space was completed during 1984-1989. Included in this public open space are: Harborwalk with landscaped sitting and viewing areas, public plazas, marinas, sailing programs for youths and adults, water shuttle docking facilities, a restaurant, and a marine specialty shop.

Fifty-eight percent (3.66 acres) of the public open space provided on plazas and courtyards of privately-developed projects has already been developed and exists for the public's enjoyment. The remaining 2.64 acres will be created as the remaining private development projects are completed during 1990-2000.

Eighty-six percent (6.97 acres) of public open space on major ways have already been developed on First Ave., Second Ave. Mall, and Chelsea Street. The remaining 1.18 acres will be created during Phase II (1990-2000) of the Navy Yard buildout with the completion of Flirtation Walk.

Before the Navy Yard development was initiated in 1978, there existed a total of 64 acres of public open space in the Charlestown neighborhood. Navy Yard's development to date has created an additional 23 acres of public open space for Charlestown and will further create another 11 acres by the end of the buildout in 2000, thereby increasing the total Charlestown public open space to 98 acres. Hence, there is a 53 percent increase in Charlestown's public open space as a result the Navy Yard development.

Before the Navy Yard development was initiated in 1978, there existed 208.61 s.f. of public open space per resident of Charlestown. With the Navy Yard development to date, there is now 236.86 s.f. of public open space per Charlestown resident - an additional 28.25 s.f. of public open space per resident representing a 13.5 percent increase per resident.

OPEN SPACE IMPROVEMENTS

1. Pier 3 will be extended 800' to the 1880 pierhead line, its maximum permissible length, for public recreation, with short-term docking and shelter pavilions adaptable to community uses.

2. Dry Dock 2, at its head, will feature a sculpture of Navy Yard workers.

3. A Korean War Veterans Monument will be placed in Shipyard Park to commemorate the armed services commitment to democracy and South Korea.

4. Filtration Walk will be restored with the replanting of an alley of hybrid elm trees to replace those which once graced this promenade.

5. New Pedestrian Gates will be opened through the Ropewalk building allowing direct connections between Hayes Square and the Harborwalk.

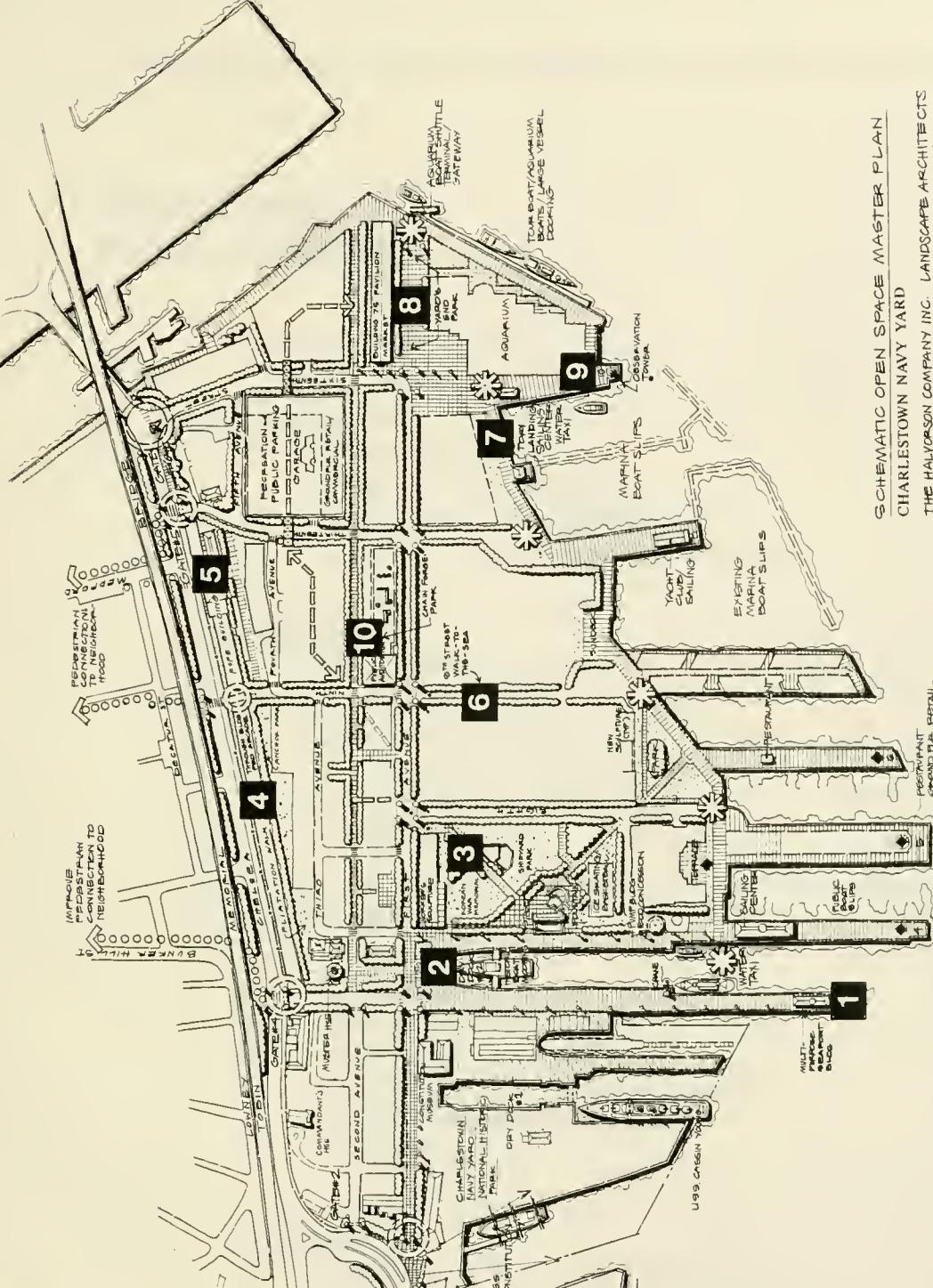
6. A New Sculpture at the end of 8th Street and a symbolic gateway in Anchor Park will establish a new "Walk-to-the-Sea", connected to the new pedestrian gate.

7. Tory Landing at the base of a reconstructed Pier 10, will provide direct water shuttle access to the Aquarium and a hotel on Parcel 4, while providing orientation.

8. Yard's End Park will be a major new open space with over 5 acres surrounding the Aquarium and a major new community marketplace pavilion.

9. Pier 10, reconstructed in conjunction with the Aquarium, will feature a major accessible observation tower at its end, with panoramic views of Boston and the Harbor.

10. Chain Forge Park will be created by the selective dismantling of Building 105's shed structure, allowing the fantastic masses of old chain forge presses to emerge as sculptural monuments to Charlestown's maritime industry in a new open space.



SCHEMATIC OPEN SPACE MASTER PLAN
CHARLESTOWN NAVY YARD

THE HALVORSON COMPANY INC. LANDSCAPE ARCHITECTS
FOR: THE BOSTON REDEVELOPMENT AUTHORITY
JANUARY 1990
SCALE: 1" = 100'-0"

Open Space Public Activities

Charlestown Navy Yard (in acres)

Open Space/Parks

1)	National Park Service Constitution Marshalling area	5.75
2)	Shipyard Park (including Dry Dock 2)	15.5
3)	Aquarium Plaza and Marina Park (proposed)	5.5

Comparisons

1)	Government Center Plaza	5.75
2)	Faneuil Hall, Quincy Market and Government Center	13.75
3)	A. Downtown Waterfront Park B. Bunker Hill Monument Square C. Barry Playground	4.75 4.25 5.72

Linear Pedestrian Malls

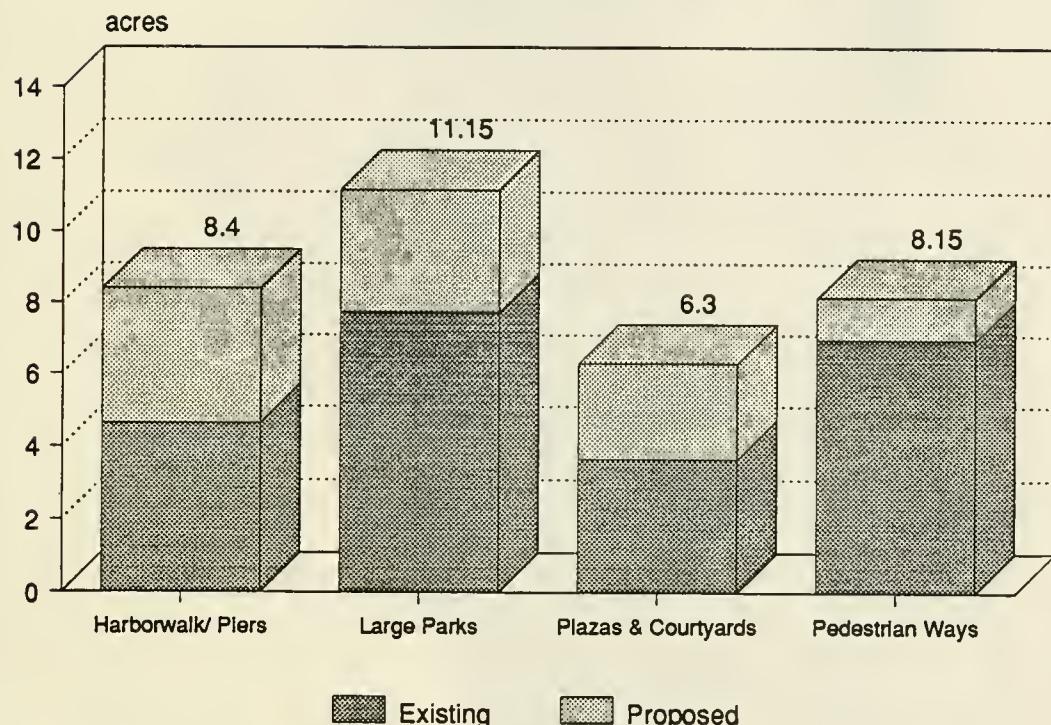
Linear Feet

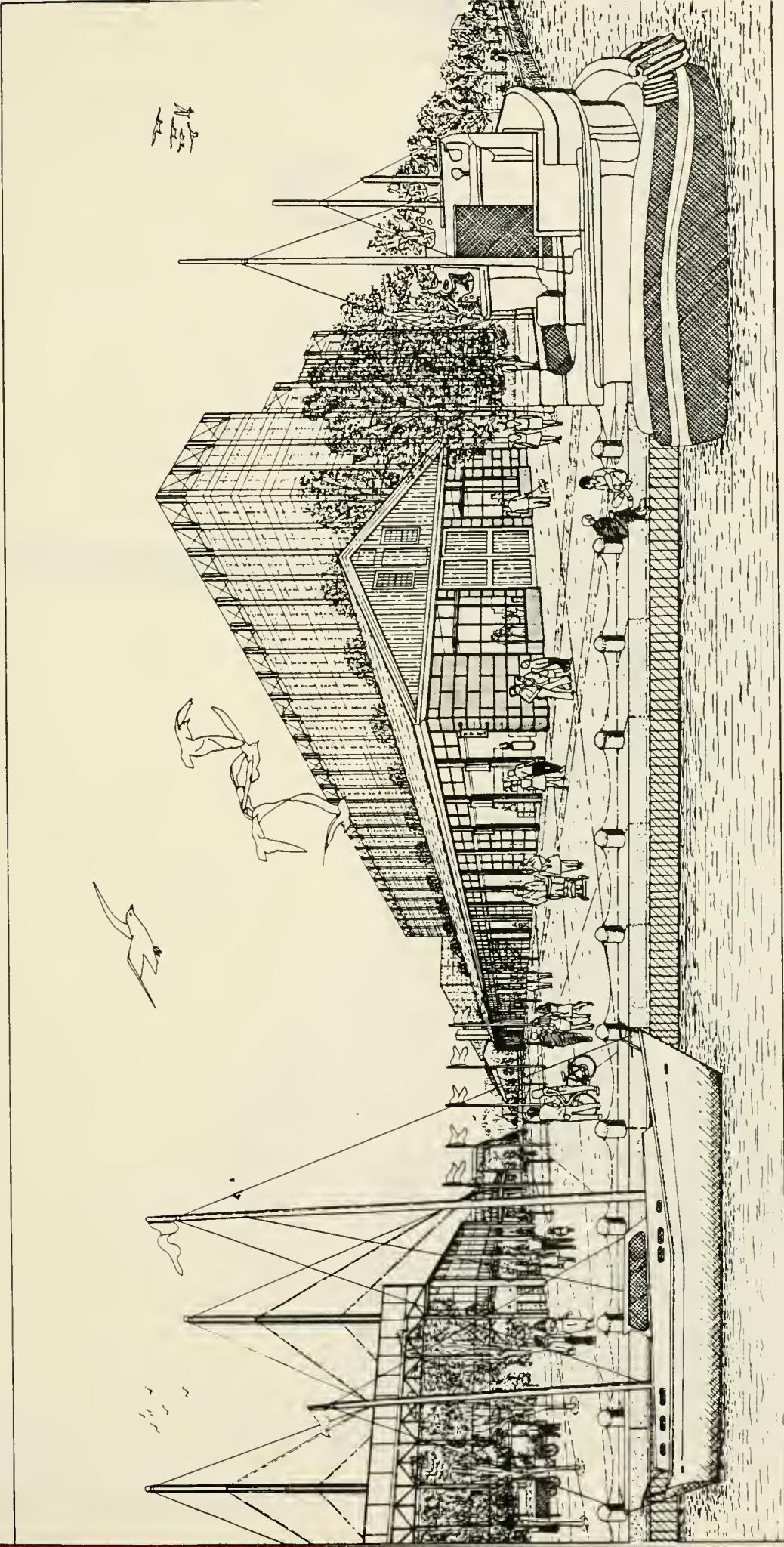
1)	First Avenue	4,100
2)	Chelsea Street	2,000
3)	2nd Avenue Pedestrian Mall	5,000
4)	Harborpark CNY (less Pier 9 and drydocks 2.75 miles)	14,375
	NPS and Tudor Wharf (1.00 mile)	6,055
5)	Flirtation Walk	1,650

Comparisons

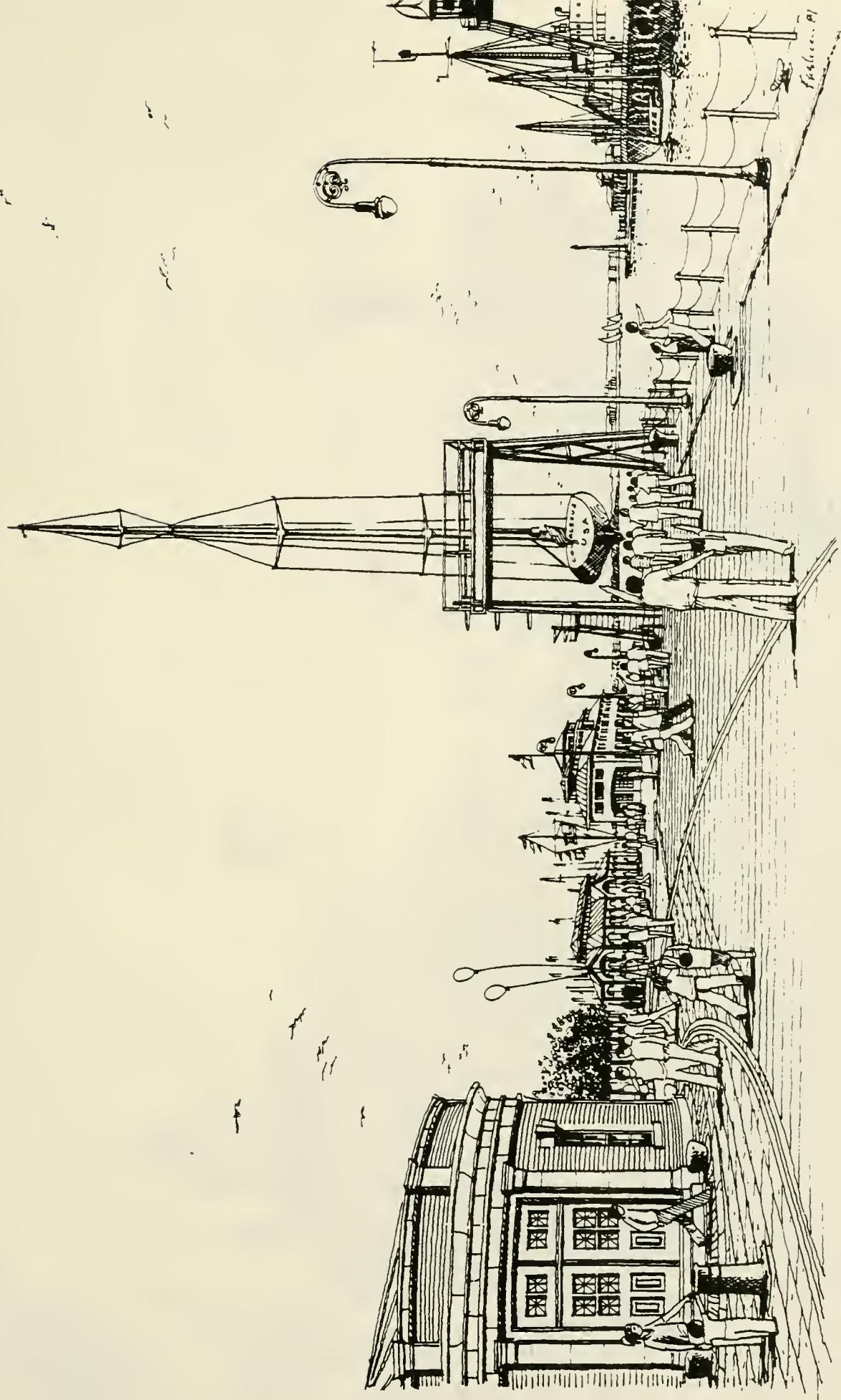
1)	Boylston Street Public Garden to Mass. Ave.	4,500
2)	Boylston Street Public Garden to Copley Square	3,000
3)	Downtown Crossing Pedestrian Mall	800
4)	Harborwalk Downtown Commercial Wharf to Rowes Wharf (water shuttle)	6,200
5)	Atlantic Avenue Waterfront Park to Rowes Wharf	1,500

PUBLIC OPEN SPACE



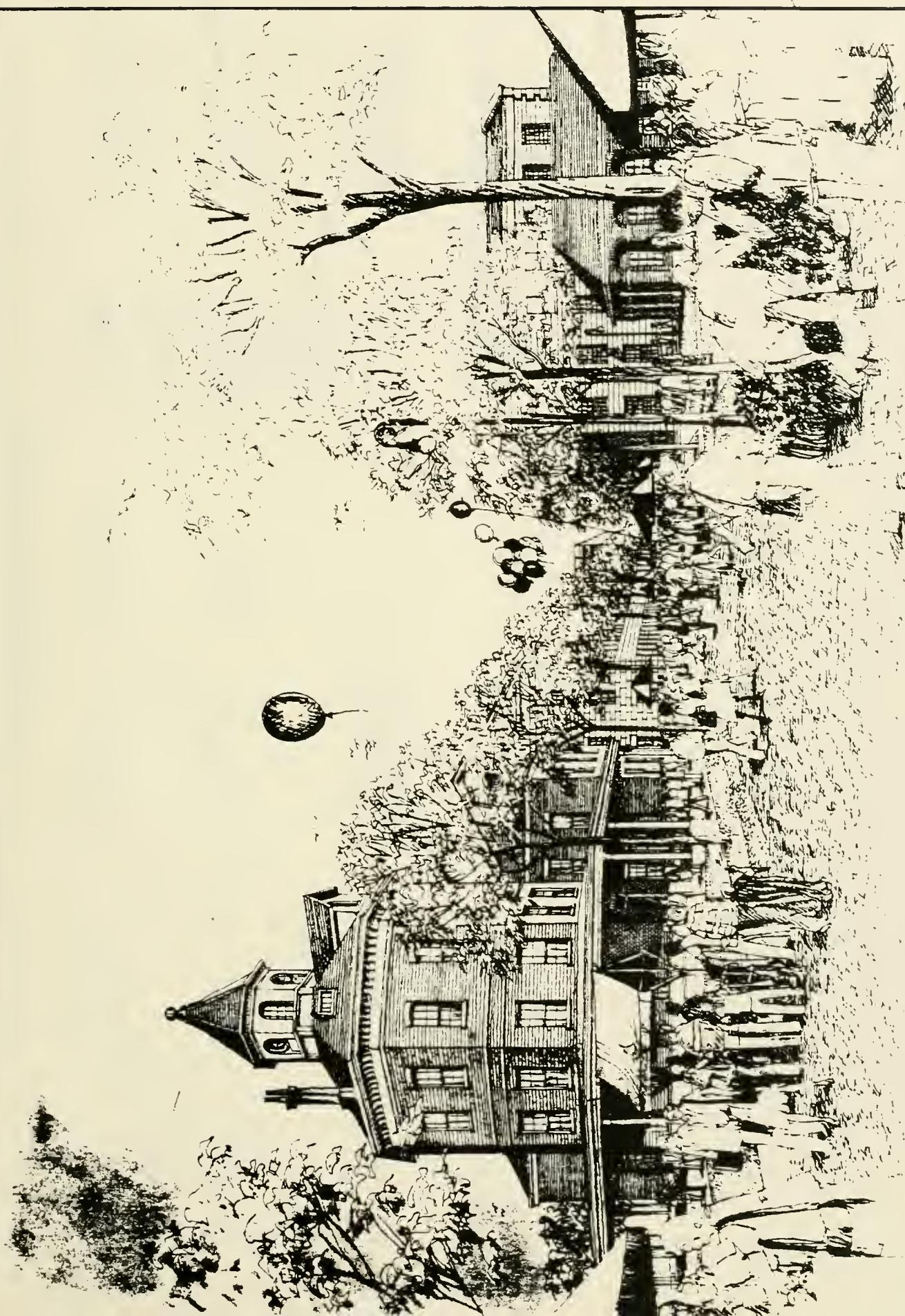


Waterfront Open Space



Pier 4 Activities

Muster House & Second Ave. Pedestrian Mall



CNY OPEN SPACE - TIMELINE

<u>Time Period</u>	<u>Harborwalk</u>	<u>Large Parks</u>	<u>Public Piers</u>	<u>Plazas and Courtyards</u>	<u>Major Pedestrian Ways</u>
1978 - 1983				Bldg. 42(1) Bldg. 42(2)	Chelsea Street
1984 - 1989	Pier 8 Pier 7 Pier 6 Pier 4 Dry Dock 2	Shipyard Park	Pier 4 Pier 6 Pier 8	Bldg. 266 Bldg. 34 Bldg. 36 Bldg. 197 Bldg. 103	Second Avenue Mall First Avenue Shipyard Quarters
1990 - 1995		"Yard's End Park" (Parcels 4 & 5)	Parcel 4 Parcel 5 Parcel 7 Pier 3	Parcel 7	9th Street and Pedestrian Gates
1996 - 2000			Bldg. 114 Parcel 6 Pier 5	"Anchor Park" Bldg. 114 Parcel 6	Flirtation Walk

CHARLESTOWN NAVY YARD MASTER PLAN - OPEN SPACE/BUILT SPACE

TOTAL DEVELOPMENT AREA: 3,640,000 sq. ft.
(excluding water)

ROADS: 256,000 sq. ft.
(excluding 1st & 2nd Ave.)

NET BUILDABLE AREA: 3,384,000 sq. ft.

TOTAL PUBLIC OPEN SPACE: 1,475,377 sq. ft.
(excluding 1st & 2nd Ave.)

50 percent of net buildable area will be public open space (includes 1st and 2nd Avenue)

40.5 percent of total site area (land only) will be public open space

32.3 percent of total site area (land & water) will be public open space

CNY PUBLIC ACCESS/OPEN SPACE

MAJOR PEDESTRIAN WAYS

<u>Pedestrian Way</u>	<u>L.F.</u>	<u>Miles</u>	<u>Sq. Ft.</u>	<u>Acres</u>
1. First Avenue	4,100	.78	102,500	2.35
2. Second Avenue Mall	5,000	.95	150,000	3.44
3. Flirtation Walk	1,650	.31	49,500	1.14
4. Chelsea Street	2,050	.39	51,250	8.11
TOTAL	12,800	2.43	353,250	15.04

CHARLESTOWN NAVY YARD PUBLIC ACCESS/OPEN SPACE
HARBORWALK

Segment	Linear Feet			
	Completed	Under Construction	Planned	Total
Building 114	0	0	425	425
Yard's End	0	0	2,625	2,625
Pier 8	1,400	0	0	1,400
Pier 7	1,600	0	0	1,600
Pier 6	1,525	0	0	1,525
Pier 5	0	0	1,600	1,600
Pier 4	1,600	0	0	1,600
Dry Dock 2	1,700	0	0	1,700
Pier 3	0	0	1,900	1,900
Total Linear Feet	7,825	0	6,550	14,375
Total Miles	1.48	0	1.24	2.72
Total Square Feet*	195,625	0	163,750	359,375
Total Acres	4.49	0	3.76	8.25

NOTE: Does not include the National Park Service Harborwalk (Piers 1 & 2, CNY) which is a total of 2,925 linear feet.

* Assuming a uniform average width of 25'.

ELEMENTS OF THE OPEN SPACE PLAN

The Open Space Master Plan for the Navy Yard incorporates the original plan by Loammi Baldwin and Alexander Parris in 1828 and its later expansion and transformation in the late 19th and 20th centuries. Based upon this historic urban grid and the later additions of various wharf buildings and piers, the open space network establishes a visible framework for the rehabilitation of the Navy Yard. This existing organization of streets, buildings and piers, as well as proposed new developments are integrated around a pedestrian circulation/access concept that will reconfigure the Yard without destroying its campus atmosphere. The Navy Yard Master Plan will transform the old shipyard into a new mixed-use neighborhood. The larger vision of the Harborwalk system will connect the Navy Yard to both the harbor and downtown. In addition, several new pedestrian gateways will reinforce the existing auto entries as gateway connections to the Charlestown neighborhood.

The open space vision for the Charlestown Navy Yard begins with the integration of the classical order found in the historic monument area, as prescribed by Baldwin and Parris in the 19th century, with the more ragged free form of the harbor's edge, and the recently constructed harborwalk through creating a series of small interconnected open spaces along the water's edge. These irregularly formed parks provide the opportunity to open the view corridors formed by the linear streetscape and piers. These irregular park spaces also combine the more passive activities of the parks and the historic monument area with the active uses found at the harbor's edge. Second, the major streets of the historic grid tie together the two large public open spaces at either end of the Navy Yard, Shipyard Park and the Aquarium Park at Yard's End, while the minor streets

provide pedestrian gateways to the Yard and access to the sea from Charlestown. The intersections in this grid as well as the smaller parks at the edge of Harborwalk continually re-orient the pedestrians as they walk about the Yard and lend a campus-like atmosphere to the yard.

These smaller irregular park spaces impart a more picturesque landscape quality that balances the order of the grid form. They also extend Harborwalk into the residential areas. The view corridors created by the gateways and streets where one enters the Yard are extended and reinforced by the piers which tie together, both visually and physically, the land and the sea. In sum, the Navy Yard open space plan provides 34 acres of diverse recreational opportunities for the residents of Charlestown, the City of Boston and the two million visitors to the New England Aquarium. A diversity of parks, open spaces and activities will provide continual pleasure for all those who visit or live in the Navy Yard.

HARBORWALK

Harborwalk is a continuous public walkway system currently being planned and implemented along the entire 43 mile coastline of the City of Boston. Following the Boston tradition of creating public spaces where people from all walks of life gather together such as the Olmsted System, Harborwalk will be a waterfront open space system where Boston's residents and visitors will enjoy Boston's unique resource -- its harbor.

Harborwalk aims to provide benefits on Boston's waterfront through various elements of public access and a great variety of open spaces and public

attractions such as: Shipyard Park, the water shuttle, pier end sitting areas offering views across wharves and the harbor, special recreational/cultural activities such as the Aquarium and the Constitution, information kiosks, sailing programs including the Courageous Sailing Center and the Navy Yard Sailing Club, public landings, glass pavilions, and retail, office and residential uses in the Navy Yard.

The Harborwalk is a major goal of the Harbor Park Initiative, encouraging continuous public access to the water's edge and waterside facilities. This Harborwalk promenade will connect the U.S.S. Constitution National Park area, through Shipyard Park, to individual piers and promenades. The Harborwalk will traverse the Navy Yard's perimeter, with its terminus at the proposed Aquarium at Yard's End and will feature granite details, period light fixtures, benches, and seasonal plantings. The Navy Yard portion of Harborwalk is 12 to 25 feet in width, and will provide almost 3 miles of continuous public access along the water's edge.

Harborwalk will also extend to City Square and beyond to make a convenient and direct pedestrian walkway between the Charlestown neighborhood and the waterfront, and will interconnect with portions of the Freedom Trail.

The Navy Yard plan will be designed to encourage visual corridors from inside the Navy Yard out to the Harbor, framing the Boston Skyline and North End piers. The experiences along Harborwalk will be diverse, yet all will adhere to Harborpark's objectives of public accessibility and attention to design detail.

- o Half of the nearly 3 miles of the Navy Yard Harborwalk has already been built.

- o The remaining 1.5 miles have been planned; 65 percent of this remaining portion will be built during Phase I (1990-1995) of the Master Plan buildout.
- o By 1995, the Navy Yard Harborwalk will be almost complete with only 17 percent of the Harborwalk open space planned to be built in the last phase of the buildout.
- o All piers will have a minimum of 12 foot access on all sides with a 100 foot minimum of open space at pier ends.
- o Within Yard's End, Harborwalk will stretch along the perimeter of the piers providing a water's edge walkway complete with furnishings and landscaping, offering magnificent views of the harbor and downtown skyline.

Completion of Harborwalk remains a major objective feature in the open space planning for the Charlestown Navy Yard. The walkway allows continuous around-the-clock public access to the Navy Yard's water's edge.

HARBORWALK AND CHARLESTOWN

Among the plan objectives for the Charlestown area is an extension of Harborwalk along the entire Charlestown coastline. Harborwalk will also link the Navy Yard to the rest of the Charlestown community via its connection to the Little Mystic Channel.

The existing 3.06 miles of Harborwalk will be extended an additional 5.4 miles, creating an 8.46-mile Harborwalk along the charlestown waterfront. In the plans for Charlestown, an addition of 1.81 miles of Harborwalk will be built including CNY Yard Piers 3, 5, 10, and Tudor Wharf.

SHIPYARD PARK

Shipyard Park, an award-winning 15.5 acre park, is one of the two major public parks within the Navy Yard. The park anchors the southeastern corner of the Navy Yard and is adjacent to the National Park Service - U.S.S. CONSTITUTION activities and the Freedom Trail. Shipyard Park is an important component in the development of an active waterfront community which through careful planning has succeeded in opening up vistas of the Boston skyline and providing a variety of active and passive recreational opportunities, such as a children's play area, walkways lined with benches, and quiet sitting and lawn areas.

The first three phases of Shipyard Park have been completed:

- o Phase I and II -- include attractive walkways, landscaping, benches, a children's play lot and an outdoor performance area.
- o Phase III -- 1,700 linear foot wooden boardwalk promenade around Drydock 2, from which pedestrians can view the harbor and Downtown skyline.
- o Total investment to date exceeds \$9 million.

Plans for Shipyard Park and Dry Dock 2:

- o Dry Dock 2, at its head, will feature a sculpture of Navy Yard workers.
- o A Korean War Veterans Monument will be placed in Shipyard Park to commemorate the armed services commitment to democracy and South Korea.
- o Programming improvements in the park include a basketball court at the southern lawn in order to introduce an additional active neighborhood use. The court would be designed as to allow its flooding in the winter, creating a public skating rink. These improvements complement the already existing fountain, and will be funded with \$750,000 of committed Urban Development Action Grants.
- o An 11-acre park was developed on the site of the demolished building #195, bringing the total area of this park to 15.5 acres.

ROPEWALK/FLIRTATION WALK

The Ropewalk, the most historic building located in the Navy Yard, is the only granite Ropewalk in existence. For 135 years, the Charlestown Navy Yard Ropewalk manufactured all rope for the U.S. Navy, ceasing operations only 15 years ago.

Fronting the Ropewalk is the 1,650 foot long Flirtation Walk (1.14 acres). "Flirtation Walk" and "Flirtation Alley" were the nineteenth-century names given to the quarter-mile long boardwalk skirting the southeast length of the ropewalk. Flirtation Walk was shaded by a double row of elm trees and contained a series of green spaces bounded by the adjacent buildings, including an anchor "park" or storage yard.

The new Master Plan proposes to recreate Flirtation Walk in its entirety as a turn-of-the-century pedestrian boulevard lined with trees, period benches and lighting, and offer large public plazas. Direct connections will be established with Gates 4 and 5, opening up access to the Charlestown community. In addition, a pedestrian arcade through the Flirtation Walk and the Ropewalk will further maximize public access to this open space area of the Navy Yard. These public improvements will facilitate access to the historical Ropewalk complex and will provide a safe and a pleasant alternative pedestrian route through the Navy Yard's Historic Monument Area.

Open Space Improvements to Ropewalk/Flirtation Walk:

- o 8.15 acres of major pedestrian ways including Flirtation Walk, First Ave., Second Ave. Mall, and Chelsea Street will provide pleasant landscaped pedestrian environments.

- New pedestrian gates opened through the Ropewalk building allowing direct connections between Charlestown's Hayes square and the Harborwalk.
- Flirtation Walk will be restored with the replanting of an allee of hybrid elm trees to replace those which once graced this promenade.

Plans for the Ropewalk building include:

- Its restoration (165,000 sq. ft.) as a special cultural exhibit of the Navy Yard.
- New and direct link from the Barry Playground to the Navy Yard and the ropewalk Open Space.

SECOND AVENUE

One of the Navy Yard's major east-west corridors, Second Avenue is being restored as a pedestrian mall lined with retail, restaurant and walk-in office uses.

The completed sections between Buildings #33 and #34 and between Buildings #38 and #39 illustrate the merits of recreating the historic ambience of Second Avenue, complete with granite paving, period lighting and benches. The mall will provide a respite from the activity in the rest of the Yard.

The Second Avenue pedestrian mall will serve as a focus for retail activity for the Yard. It will contain amenities like those at Faneuil Hall Market place with diverse seating components, annual plantings, trash receptacles and improved signage. The mall will be lined with elm trees, echoing its original appearance.

The existing vocabulary of broad granite pavers, period benches, Bishop's Crook light standards and plantings will be continued.

The new Master Plan proposes to extend the restored Second Avenue mall east to the water's edge (at the Little Mystic) where it will connect with the Harborwalk system. The Second Avenue mall will run nearly a mile and include 3.5 acres.

ANCHOR PARK

Second Avenue will link Anchor Park (.32 acres) and the Gates Four and Five Parks. Anchor Park will recall the historic open storage court for navy ship anchors which was used as a park space. Gate Five Park is an urban space defined by 5 historic buildings with a granite plaza, rows of trees, a focus sculpture, seasonal flowers, and becomes the forecourt for the Ropewalk Museum. A new sculpture at the end of 9th Street and a symbolic gateway in Anchor Park will establish a new "Walk-to-the-Sea", connected to the new pedestrian gate.

9TH STREET "WALK-TO-THE-SEA"

Integral to the 2-loop transportation plan which diverts traffic away from 9th Street, the Walk-to-the-Sea will provide easy and direct pedestrian access for Charlestown residents from new gateways at the Ropewalk. 9th Street bisects the yard at equal distance from Shipyard Park and the New Aquarium, thus directly connecting the 3 major open space elements of the Yard -- Shipyard Park, Harborwalk and the Aquarium -- to each other and back to the community.

FIRST AVENUE

Providing the most direct pedestrian (and shuttle bus link between the National Historical Park and the proposed New England Aquarium) First Avenue will be enhanced with improved pedestrian crossings and additional street trees. To ensure safety and convenience, a proposal to widen the sidewalk is being studied.

- o The implementation of a complete environmental graphics program on First Avenue and elsewhere throughout the Yard will assist visitors in locating the Aquarium, parking facilities and water shuttle terminals.
- o Banners at key intersections (i.e. Eighth, Ninth, and Thirteenth Streets) will announce seasonal events such as sailing regattas, Aquarium features and Harborpark Day.
- o Way finding signs will be supplemented with pedestrian-scaled interpretive markers describing with text and graphics the history of the Shipyard.

First Avenue will be a primary pedestrian corridor (.78 miles) which will provide approximately 2.5 acres on its wide public sidewalks on each side of the road. The streetscape of First Avenue will be tree-lined with appropriate lighting, seating, and paving of brick and granite. The tree plantings will tie the green open spaces together, providing a continuous band of green throughout the navy Yard.

COURAGEOUS SAILING CENTER

The Courageous Sailing Center on Pier 4 provides a sailing program for young Bostonians ages 8-20, offering city youths the opportunity to enjoy Boston's waterfront. During the third season of its programming, completed in autumn 1989, the Courageous Sailing Center received approximately 3200 client visits, with children coming from all the neighborhoods of Boston.

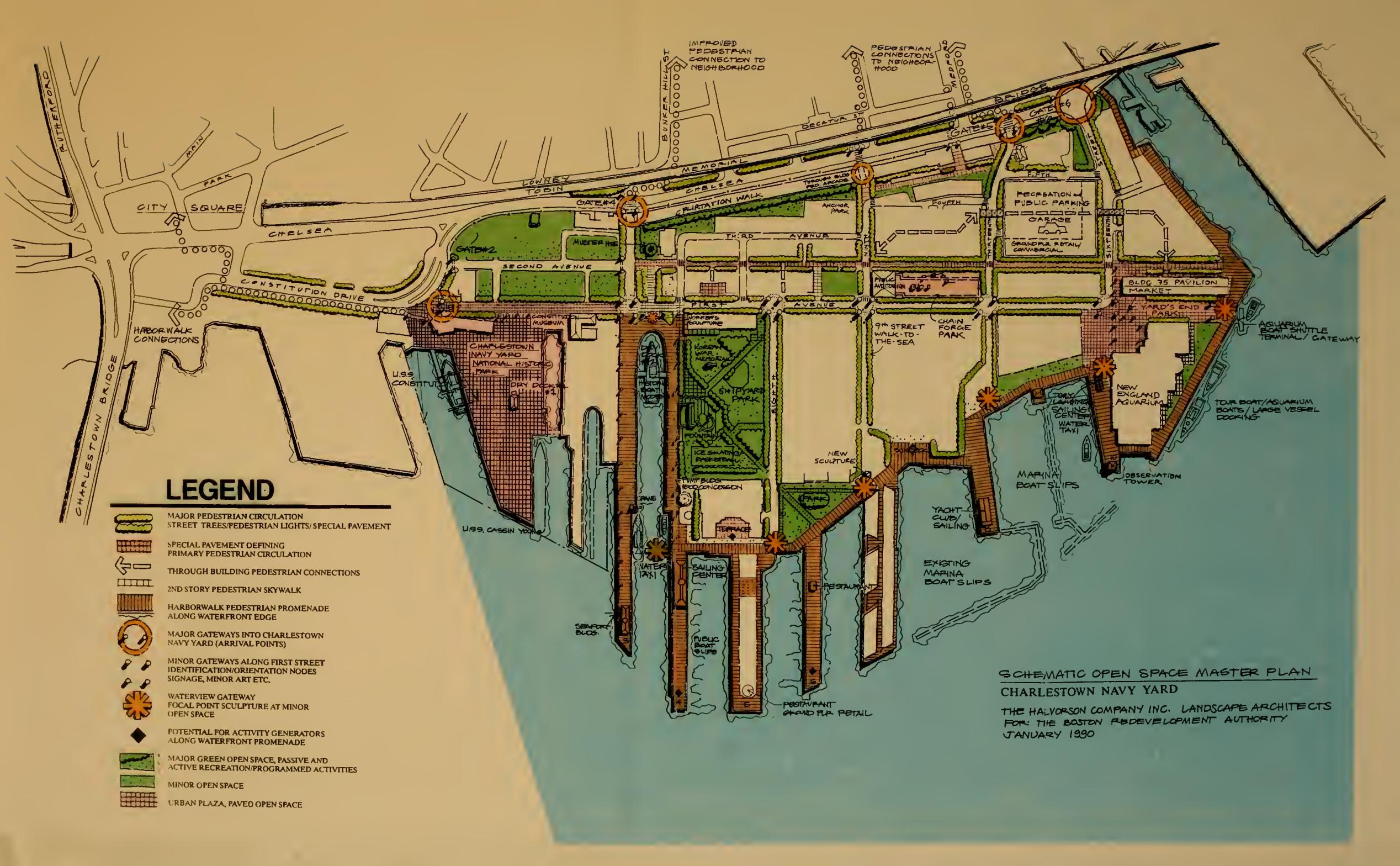
The Courageous Sailing Center is planning to expand its operation by offering year-round educational programs. The Christina Group, a non-profit organization which owns the two time America's Cup winner, is planning to construct a permanent home for the COURAGEOUS on Pier 4. The new facility will also serve as a headquarters for Boston's challenge in the upcoming America's Cup race. The presence of a world class sailing program will bring new life to the Charlestown Navy Yard waterfront.

AQUARIUM PLAZA AND YARD'S END PARK

This new assemblage of major open spaces will act as both a terminus and an orientation point for visitors, while providing an appropriately scaled setting for the proposed mid-rise biotechnology research facilities. A key feature of this park will be the proposed Charlestown Market, a series of open stalls leased to Charlestown vendors selling snacks, gifts and souvenirs.

For visitors leaving the CONSTITUTION AND CASSIN YOUNG, the Aquarium Plaza will act as a terminus for the pedestrian and shuttle routes along First and Second Avenues. This forecourt plaza to the Aquarium will trace with contrasting paving material and with a new superstructure the outline of Drydock #5 below.

For Aquarium visitors arriving directly by water taxi or by bus, the Aquarium Plaza will function as a collection and orientation area. This space will focus the pedestrian exiting the Aquarium toward the Boston skyline and onto Harborwalk, or, alternatively, along First Avenue toward the CONSTITUTION.



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